

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/70 Franklin Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$908,500 Property Type Unit Suburb Doncaster East

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/4 Charlton St BLACKBURN NORTH 3130	\$950,000	29/09/2022
2	1/1141 Doncaster Rd DONVALE 3111	\$770,000	07/10/2022
3	2/10 Roy St DONVALE 3111	\$770,000	15/02/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/03/2023 17:16



 3  2  2

Property Type: Unit
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2022: \$908,500

Comparable Properties



2/4 Charlton St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Sold Before Auction
Date: 29/09/2022
Property Type: Unit



1/1141 Doncaster Rd DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$770,000
Method: Private Sale
Date: 07/10/2022
Property Type: Unit
Land Size: 273 sqm approx



2/10 Roy St DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$770,000
Method: Private Sale
Date: 15/02/2023
Property Type: Unit
Land Size: 270 sqm approx